

113.0

0002

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

618,700 / 618,700

USE VALUE:

618,700 / 618,700

ASSESSED:

618,700 / 618,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
153		PARK AVE EXT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GLINA VLADIMIR Y &
Owner 2:	CHUNAEVA DELGIR V
Owner 3:	

Street 1: 153 PARK AVENUE EXTENSION

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: CAPARELLA GEORGE M-ETAL -

Owner 2: CAPARELLA PATRICIA D -

Street 1: 153 PARK AVENUE EXTENSION

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 4,312 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Vinyl Exterior and 1280 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4312		Sq. Ft.	Site		0	70.	1.27	6									384,553						384,600	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								71816
								GIS Ref
								GIS Ref
								Insp Date
								09/05/18

PREVIOUS ASSESSMENT										Parcel ID	113.0-0002-0003.0	Date
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes			
2020	101	FV	234,200	0	4,312.	384,600	618,800	618,800	Year End Roll			12/18/2019
2019	101	FV	200,900	0	4,312.	379,100	580,000	580,000	Year End Roll			1/3/2019
2018	101	FV	207,400	0	4,312.	291,200	498,600	498,600	Year End Roll			12/20/2017
2017	101	FV	207,400	0	4,312.	274,700	482,100	482,100	Year End Roll			1/3/2017
2016	101	FV	207,400	0	4,312.	252,700	460,100	460,100	Year End			1/4/2016
2015	101	FV	196,000	0	4,312.	236,200	432,200	432,200	Year End Roll			12/11/2014
2014	101	FV	196,000	0	4,312.	217,500	413,500	413,500	Year End Roll			12/16/2013
2013	101	FV	196,000	0	4,312.	217,500	413,500	413,500				12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAPARELLA GEORG	61938-497		6/4/2013		490,000	No	No		
	18532-66		9/1/1987		192,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/14/2013	1231	Manual	3,090	C					9/5/2018	Inspected	BS	Barbara S
									8/9/2018	MEAS&NOTICE	CC	Chris C
									1/16/2014	Info Fm Prmt	EMK	Ellen K
									11/21/2008	Meas/Inspect	201	PATRIOT
									3/25/2000	Inspected	270	PATRIOT
									2/7/2000	Measured	263	PATRIOT
									9/2/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION

Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:		

GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1931
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	1
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	

SPEC FEATURES/YARD ITEMS

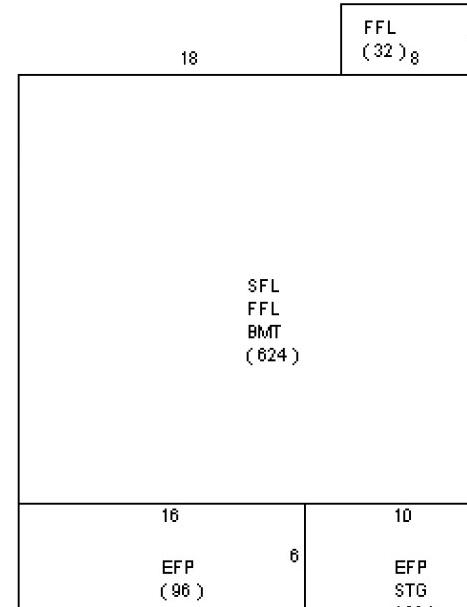
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	Color:

BATH FEATURES

Full Bath:	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

SCUTTLE.

SKETCH**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6	BRs: 3
	Baths: 1	HB

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Fpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			
Economic:			
Special:			
Override:			
Total:	26.4	%	

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj \$ / SQ:	165.375
Other Features:	68000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318018
Depreciation:	83957
Depreciated Total:	234061

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val

Juris. Factor:		Before Depr:	165.38
Special Features:	0	Val/Su Net:	110.42
Final Total:	234100	Val/Su SzAd:	182.89

PARCEL ID

113.0-0002-0003.0

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL	First Floor	656	165.380	108,486						
BMT	Basement	624	49.610	30,958						
SFL	Second Floor	624	165.380	103,194						
EFP	Enclos Porch	156	43.780	6,830						
STG	Storage	60	9.150	549						
Net Sketched Area:				2,120	Total:	250,017				
Size Ad	1280	Gross Are	2120	FinArea	1280					

IMAGE

AssessPro Patriot Properties, Inc